

MILFORD PLANNING BOARD MINUTES

May 18, 2004, Board of Selectmen's Meeting Room, Town Hall, 6:30 PM

PRESENT: Steve Sareault, Chairman
Paul Amato, Vice-Chairman
Tom Sloan
Walker Fitch
Jim Dannis
Dick D'Amato
Noreen O'Connell, BOS Representative

Bill Parker, Director of Planning and Community Development
Lincoln Daley, Staff Planner
Bobbi Schelberg, Recording Secretary



AGENDA ITEMS

1. **Minutes** – April 20, 2004 minutes to be distributed for at the June 1 work session.

OLD BUSINESS

2. **Danielson Realty Trust & Hampshire Hills Racquet & Health Club – Emerson Road – Map 48, Lots 36,41,52.** Public hearing for a Major Site Plan for the construction of an indoor track/soccer field building and two multi-purpose exterior field areas for soccer and baseball. (Tabled from 4/20/04)
3. **Vizas Reality LLC/George Sklavounos – 524 Nashua Street, Map 32, Lot 7.** Public Hearing for a Major Site Plan of the construction of a new restaurant. (Tabled from 4/20/04)
4. **Steve Trombly – North River Road/Homestead Circle – Map 5, Lot 3.** Continuation of Design Review for an Open Space Subdivision. (Tabled from 4/20/04.)
5. **Jamin Warren/Wyman Farm, LLC – Ponemah Hill Road – Map 54, Lots 1, 1-1 & Map 53, Lots 25,26-** Continuation of Design Review for Open-Space Subdivision. (Tabled from 3/16/04)
6. **Falcon Ridge/River Road Trust – Maple Street & Whiting Hill Road – Map 3, Lots 4 & 5** – Owner requested application be tabled to the June 15, 2004 meeting.

NEW BUSINESS

7. **Mary F. Thunberg, Trustee and the Town of Milford – Map 39, Lot 79.**
Public Hearing for a Minor Subdivision to transfer land adjacent to the Souhegan River for the Souhegan River Bridge project.
8. **Ledgewood Estates/T&R Development – Christine Drive – Map 43, Lot 23.**
Public hearing for an amendment of an approved site plan to change attached elderly condos from four (4) four-unit condos and one (1) three-unit condo to fourteen detached elderly condos.
9. **Souhegan Valley Boys & Girls Club – Mont Vernon Street – Map 21, Lot 23.**
Public hearing of a Major Site Plan to construct an addition to the existing building with additional parking.
10. **Pismai Parkkaew – 381 Nashua Street – Map 30, Lot 40.** Public hearing for a Minor Site Plan to convert a two-unit dwelling into a four-unit dwelling.
11. **Echo Farms of Milford & Steven Desmarais/Thomas Vlach – Foster and Echo Roads – Map 56, Lots 64 and 71.** Public hearing for a lot line adjustment.
12. **Other**
13. **Next meeting – June 1, 2004** – Planning Board work session.

Milford Planning Board Minutes – May 18, 2004

1. **Minutes:** J. Dannis moved, seconded by T. Sloan, to table approval of the April 20, 2004 Planning Board minutes to the June 1st work session. Motion unanimously approved.

Old Business

2. **Danielson Realty Trust & Hampshire Hills Racquet & Health Club – Emerson Road – Map 48, Lots 36, 41, 52.** Public hearing for a Major Site Plan for the construction of an indoor track/soccer field building and two multi-purpose exterior field areas for soccer and baseball (Tabled from 4/20/04).

Bill Parker presented new information to the Board dated 14 May, that being a letter from the Mile Away Restaurant expressing support Hampshire Hills project. Also, traffic consultant Steve Pernaw was in attendance to explain work completed on the project's traffic impact, and a letter from Town Attorney relative to height regulations was presented.

The Board had a site walk on May 11, 2004 with Jay Heavisides of Meridian Land Services. During the site walk J. Heavisides told Planning Board members that R. Holder was dropping the outdoor soccer field, based on potential conflict with wells and septic nearby. J. Heavisides presented a lighting plan from Charron Lighting of Manchester, and R. Holder addressed previous concerns about existing parking lot lighting, stating that he would replace existing lights as needed with similar lighting as proposed with the new building, they will have white down lights on the poles and the heights range in 15 to 25 feet.

There were no questions from the Board, and S. Sareault recognized Steve Pernaw, traffic engineer, representing the Town of Milford on this application who told Board that one official copy of the report went to Bill Parker and the other to Rick Holder. The scope of the report had some major charts and findings. Steve did the traffic study on three major intersections. The first was at the site on Emerson Road, the intersection on Nashua Street and Ponemah Hill Road and the intersection of Emerson Road and Route 13. He stated that in the study overall, the impact would be higher traffic during peak hours and on Saturdays but overall the good news was that the roads would only be used to 71% of its capacity and there was room for growth. He felt that the Nashua St/Ponemah Hill Road signalization wouldn't solve all problems and could have negative aspects as well. S. Pernaw noted that relative to special events, in speaking with Rick Holder the maximum number of cars would be 500. Intersections could handle this additional volume, but some functions up to this size would require a police officer to control the flow of traffic

and organized parking attendants on-site. S. Pernaw did not recommend parking on the street.

S. Sareault asked if there were improvements could be done on Emerson Road? S. Pernaw said that Emerson Road has ample capacity. S. Sareault asked if there were any questions from the Board. There were none. S. Sareault asked if there were any special exceptions for the field? R. Holder said yes he was going before the Zoning Board. At this point P. Amato moved to table to the June 15th Planning Board Meeting. Jim Dannis seconded and all were in favor. Board members were in agreement that they wanted to see what happens at the Zoning Board meeting before they make a decision.

3. Vizas Reality LLC/George Sklavounos – 524 Nashua Street, Map 32, Lot 7. Public Hearing for a Major Plan of the construction of a new restaurant. (Tabled from 4/20/04)

Chairman Sareault noted that the Board received a letter from Dr. Jim Weir, provided to Dr. Weir from George Bower, ESRA, relative to impacts of the Sklavounas project on Dr. Weir's property.

M. Cheever of Stenbak Designs then presented for George Sklavounos, following up on issues presented from past meetings, including access issues relating to two access drives versus a single access at the possible signalized intersection. M. Cheever noted there were several site design issues to accommodate the necessary parking, including the need for narrower drive aisles in some locations, additional wetland buffer impact, and insuring there was ability to maneuver throughout the site with delivery and emergency vehicles. M. Cheever also noted they had concerns with the possibility of up to a thousand feet of improvements on Nashua Street. S. Pernaw, traffic consultant for the Town on this project, stated he did receive the revised plan and evaluated it. The big discussion was access if the intersection is signalized and that access would work best at a signalized intersection. S. Pernaw added that this restaurant is not a significant traffic generator, and generates primarily off-peak evening traffic. S. Pernaw said he had site distance concerns but with this new design, with two access points, his concerns are lessened. Discussion then followed on what would happen at the intersection if someday it were signalized, and if the restaurant was utilizing two access points rather than a drive at the intersection. M. Cheever then further discussed different parking configurations. Discussion followed on whether or not a sidewalk was necessary at this location, and whether the two access point plan was something the Board found reasonable.

J. Dannis felt that the two access design was reasonable, and S. Pernaw stated it could work, but that there would need to be some work done in Nashua Street to make sure all turning movements were safe and traffic wouldn't be blocked. Discussion followed on the delivery schedule. M. Cheever said the deliveries were at 7am and 10am. P. Amato asked who decides whether there is a traffic light? N. O'Connell said that it's up to the selectmen. Then it has to go to the Traffic Study Committee. B. Parker then said that the Traffic Safety Committee meets monthly when there is something to talk about, and that signalization could even be incorporated as a Capital Improvement Plan project and then would become a warrant article.

Discussion ensued on whether more pavement was needed to widen Ponemah Hill Road, westbound traffic queues on Nashua Street, site distance, and on-site parking modifications. M. Cheever further explained his preferred plan that incorporated the reduced width drive aisles, two access points, and additional buffer impact. S. Sareault asked for a consensus of the Board members. M. Cheever requested an opinion from the Board. S. Sareault opened up hearing to public.

Dr. James Weir, Nashua Street, said the plan presented by Mr. Cheever tonight was new to him and would like to be able to get it beforehand so they had time to look it over. Wanted to know when the intersection idea will be looked at, if it is signalized? S. Sareault told him it will go before the Select Board. Dr. Weir said that he can't give a comment because everything is up in the air. S. Sareault said it could take a couple of years to get the engineering completed and Town approval for a signal. L. Pickett, West St, had a question for applicant about accumulation parking. S. Pernaw stated peak parking accumulation would be peak at evening and not during peak traffic hours. M. Cheever said that he needed to show financial institutions that this restaurant would be smaller than a Chili's or Unos which seats about 220. S. Sareault asked Board what there sense is that waivers be required. M. Cheever said that with no traffic light it would work. S. Sareault said that waivers setback parking reduced six inches, single loaded corridor from 24-22 feet. It would need Conservation Commission and Zoning Board approval. S. Sareault conducted a poll of the Board. D. D'Amato – yes, J. Dannis said he wanted to ask fire & EMS and see what Mr. Pernaw says. T. Sloan – yes, W. Fitch – yes, N. O'Connell only concern is the future of Nashua St. improvements, P. Amato – yes. B. Parker wanted to clarify traffic if there is to never be a signal there. S. Sareault heard support from the Board that there is some leeway and will have to do some weighing and discussion on it. J. Dannis moved to table the site plan application until June 15th, to allow time to look over the new layout, and for the applicant to determine his course of action with the ZBA. The motion was seconded by W. Fitch and all in favor.

4. **Steve Trombly – North River Road/Homestead Circle – Map 5, Lot 3.**
Continuation of Design Review for an Open Space Subdivision. (Tabled
from 4/20/04)

Matt Petersen from Keach Nordstrom Associates presented for Steve Trombly, and noted for the Board he was at a loss where the Design Review is going. As of Dec. 2003 when he was doing the design off of Homestead Circle he felt he met the Board's requirements, originally it was a cluster development and the staff reviewed and recommended approval for thirteen lots to be designed into an open space development. He wants to know what direction to give Mr. Trombly. He read the memo from the town's attorney about what the regulations are regarding dead-end road. N. O'Connell said it is a tough decision and regulations said it's not allowed. W. Fitch interjected that there are exceptions for certain rules and thinks this is one of them, and this is an opportunity to have houses where we can't see them. D. D'Amato would go along with an open space subdivision. J. Dannis said he agreed with Noreen and before they defined dead-end roads it was okay to put a cul-de-sac off another cul-de-sac. He felt they had to draw the line between what our views are now on the basis of the legal opinion on cul-de-sacs, fairness to the applicant because when the applicant first approached the Board the applicant believed, and staff believed, the proposal met our requirements and that the right to do now is to vote in favor of the twelve lots. S. Sareault mirrored J. Dannis' thoughts but would also like to see any road off Homestead Circle to have eventual access to Jennison Road, so that another access could be created in the future. He also said that he would add a condition on approving the road layout and that would be to get recommendations from the safety officials in town. S. Sareault asked if there were any questions from the audience.

Kathy Bauer, North River Road, abutter to property thought she knew where the Board was going with this decision in previous meetings and now she is confused and asked the Board to clarify.

S. Sareault said that the length of a dead end road had been the question. The plan M. Petersen presented showed that he is not going to develop the field but that eventually another access would be provided in the future. J. Dannis then made a motion to approve the staff recommendation for a density determination for twelve new lots with the following added conditions: 1) the design going forward incorporates future connectivity, 2) the design of the cul-de-sac receive input from the safety departments of Milford, and 3) that the field be preserved as open space. T. Sloan seconded motion and the vote was J. Dannis, yes; P. Amato, no; T. Sloan, no; W. Fitch, yes; S. Sareault, yes; N. O'C. , yes. The motion passed 5-2.

5. **Jamin Warren/Wyman Farm, LLC – Ponemah Hill Road – Map 54, Lots 1, 1-1 & Map 53, Lots 25,26** - Continuation of Design Review for Open-Space Subdivision. (Tabled from 3/16/04)

Raymond Shea, representing Jamin Warren, presented a design review layout that followed up on past discussions that incorporated lots on both the east and west side of Ponemah Hill Roads. He noted that the Board had approved fourteen lots but total is now thirteen lots. Previously, the new road was a 1500' cul-de-sac. They have resubmitted this new layout which moved lots closer to Ponemah Hill Road and made the cul-de-sac 700 feet.

D. D'Amato asked about the future right-of-way that is shown as part of a lot. R. Shea said if a right away goes in the person would have to purchase the lot. D. D'Amato felt the ROW shouldn't be included in the lot, but as a separate tract. R. Shea noted this could be done, and there may need to be some adjustment to lot frontages. S. Sareault opened the discussion up to questions from the audience. John Thunberg, Sunset Circle, questioned that on cul-de-sacs there are huge problems with snow removal for people living on cul-de-sacs. B. Parker said the new developments with cul-de-sacs have an area where snow removal can be plowed.

S. Sareault stated the applicant needed a waiver to allow a dead end road for 700 foot. P. Amato moved to approve the waiver for the road to allow a 700' cul-de-sac, and W. Fitch seconded. J. Dannis then questioned why not go back to the original plan that needed a waiver for a 1500' cul-de-sac. W. Fitch said the 100 feet extra for the distance is to get away from the wetland. S. Sareault asked if anyone wanted to revisit the 1500 feet cul-de-sac? There was no majority desire to go back to the 1500' request, and a vote was taken on the motion, and all voted in favor. S. Sareault said waiver is granted for 700 feet subject to final engineering.

6. **Falcon Ridge/River Road Trust – Maple Street & Whiting Hill Road – Map 3, Lots 4 & 5** – Owner requested application to be tabled to the June 15, 2004 meeting.

Owner requested to be tabled to June 15, 2004 meeting, D. D'Amato motioned to table as requested, J. Dannis seconded and all in favor.

NEW BUSINESS

7. **Mary F. Thunberg, Trustee and Town of Milford – Map 39, Lot 79.** Public Hearing for a Minor Subdivision to transfer land adjacent to the Souhegan River for the Souhegan River Bridge project.

L. Daley read the abutters list. A motion was made by J. Dannis, seconded by T. Sloan that the application did not represent potential regional impact. Unanimously approved. Katie Chambers, Town Administrator presented the application to the Board for Mary Thunberg, and explained that the Town's Souhegan River pedestrian bridge crossed over a small triangle of land owned by the Thunbergs, and it was necessary to have ownership of that piece to allow the bridge to be connected between Keyes Field and the Boys and Girls Club. The property is 500 square feet. S. Sareault opened up questions from the audience and there were no comments or questions. D. D'Amato motioned to approve the subdivision application, J. Dannis seconded and all in favor.

8. Ledgewood Estates/T& R Development – Christine Drive – Map 43, Lot 23 – Lot Public hearing for an amendment of an approved site plan to change attached elderly condos from four (4) four-unit condos and one (1) three-unit condo to fourteen detached elderly condos.

L. Daley read the abutters list. A motion was made by D. D'Amato that the project did not represent potential regional impact, seconded by N. O'Connell, all in favor. Chris Rice then presented Ledgewood Estates Phase 4, which had been previously approved by Board for attached condos (19) and the application was for fourteen detached condos. They accepted the conditions on the memo from staff. C. Rice explained that there had been drainage issues that have arisen during construction, and L. Daley said the major concern was that the wall is leaning. C. Rice said that structural engineer was to fix the problem. N. O'Connell expressed concern with drainage issues with town staff. She has been receiving calls from residents on a daily basis. P. Amato asked C. Rice why he wanted to change the design. C. Rice said that there was more of a demand for single family units instead of condo units, the same as in the first phase.

The Board opened up questions/comments from the audience. Tom Guerre said that he sent a letter to the Board asking the Board to table the application indefinitely until Mr. Tanguay resolves the drainage issues in the first phases. S. Sareault made comment that it's an ongoing effort and a specific issue with the builder.

Fred Murphy, 8 Christine Drive, said the developer needed to receive 67% of the condo residents to approve Phase 4 application before going to the Planning Board. The developer's lawyer sent the application without approval prior to go to the town. Mr. Tanguay, the developer, said the Board was welcome to a site walk. Drainage issues have been discussed with Kevin Lynch. There is no drainage issue except for a wall that was being reviewed and reinforced by an engineer. Mr. Tanquay explained that heavy rains had created drainage problems, which is typical within new developments. He said that had had eleven inches of rain, but were

stabilized and having minor problems. Original design was approved by the Attorney General's office, but that Phase 4 changes had to be approved by the Planning Board.

S. Sareault asked if there were any more questions.

Robert Desantos, 6 Jerry's Way, voiced concern of lost of revenue for the town by going from 19 condo units to 14 detached units, and that less units meant a greater impact on condo fees. He also noted drainage problems on Jerry's Way. M. Guerre, also noted that no meeting was held for approval to get vote for Phase 4. S. Sareault then asked B. Parker if these were new issues? B. Parker answered that Kevin Lynch is talking with owners about construction and feels this is all a civil matter. N. O'Connell said that these people should have the opportunity to air their concerns and suspect they need to go back to the Association and have their meetings and address the issues. B. Parker then said with all due respect we don't get involved with legal documentation. S. Sareault interjected that this issue lies in a gray area.

Hank Sysesky felt it should be a town matter. B. Parker stated that there is a note on plan of subdivision of approval of drainage and property maintained that other stuff has to be done before work starts on Phase 4. J. Dannis suggested that the drainage issues should be looked at by Kevin Lynch first and that his gut reaction before anyone approves a plan would be to get feedback from Kevin Lynch. W. Fitch stated that Phase 4 was already approved and if they say no to this they could go back to their original plan anyway. Porches are sinking after they were inspected and approved. P. Amato said if porches sink there is something wrong with the drainage. Mr. Tanguay tells Board that the Plan was approved by Dufresne-Henry and the state.

Much discussion ensued. N. O'Connell said that drainage problems need to be addressed. P. Amato then said that it was built according to plan. S. Sareault asked the staff what they have heard from Kevin Lynch. L. Daley told the Board that they will have recommendations from Kevin Lynch but they can't predict what can happen. B. Parker pointed out that the note takes care of it before Phase 4 can be built. Mr. Tanguay added that the town is holding the bond for work and again mentioned that the Board can take a walk on the site and that the heavy rains took a toll on them. P. Amato asked if they can move on to Phase 4? Mr. Tanguay answered that it will take about four months before they can start Phase 4. They have lots to do to finish the other phases. S. Sareault asked if there was another way the owners could be heard and how many total votes available? Tanguay answered that out of the 98 residents the requirement is 65 votes and he received 67.

J. Dannis motioned to table until the Board receives advise from Kevin Lynch. T. Sloan seconded and all in favor to table to June 15, 2004.

9. Souhegan Valley Boys and Girls Club – Mont Vernon Street – Map 21, Lot 23. Public hearing of a Major Site Plan to construct an addition to the existing building with additional parking.

A motion made that this application presents no potential regional impact by D. D'Amato, seconded by J. Dannis and all in favor. There was a motion to accept the application by D.D'Amato and seconded by W. Fitch and all in favor. L. Daley then read the abutters list.

Chris Rice from T.F. Moran presented for the Souhegan Valley Boys and Girls Club and explained the addition, the parking, functions within the building, and the use of the theater. There will also be a storage space, offices, box office and cafeteria. There are 126 parking spaces proposed, of which the Club will only use about 20-30 parking spaces since parents drop off or bus their kids. It would only be during the theater that all 126 parking spaces would be in use. The Club is asking for a waiver of 20 extra parking spaces. C. Rice said that they are trying to preserve green space that can also be utilized for outdoor activities for the Boys and Girls Club. At this point B. Parker noted for the audience and the record that P. Amato was not sitting on the Board, and S. Sareault announced that P. Amato had stepped down from the Board during this presentation since he is on the Boys and Girls Club board of directors. S. Sareault then asked about the gravel drive and P. Amato told him that the gravel drive is primarily a foot path and would be another way out for theater performances and emergency vehicles, and would be gated.

The Board opened up questions/comments from the audience.

John Thunberg, Sunset Circle, asked if the gravel area borders Sunset Circle, and if it was part of the proposal before the Board this evening. He registered strong objections and expected anyone would have an objection if they lived on sunset circle because the road is so close to the houses. C. Rice told him that the road would be gated off and would be used for EMS or theater use only. It would not be a public access. P. Amato also told him that the Stage Festival acquired the gravel road for another way out and its not much greater than a foot path. J. Thunberg indicated that using it as a way out for cars is very different from using it as a pathway from the footbridge.

Vesta Philbrook, 10 Sunset Circle and abutter, stated that the gravel road is very ill conceived. If the road is going to be gated how will EMS get through? Brendan Philbrook, 10 Sunset Circle, stated that the Sunset Circle homes were approved in 1991, and that a drive adjacent to their

backyards wasn't necessary. He further stated that the headboard of his parents' bed would be about 15 feet from the gravel road. C. Rice responded that the access was not meant to be a road, only a route for emergency use and theater season access. P. Amato then explained that the access was not an easement but was a legitimate part of the property and stretches to Route 13. B. Philbrook stated that they would really need a 50' wide easement rather than a 20' easement, and that it was ok to have Boys Girls Club, just not a road so close to Sunset Circle. He mentioned that a road could bring about litigation.

P. Amato stated that this strip to Route 13 has gone with the property forever, and that they owned the land and he had issues as why they couldn't use the land the way they wanted since they did own it. He said that people on Sunset Circle knew they didn't own up to Milford Lumber when they bought there. J. Thunberg, Sunset Circle, stated they did not realize that Milford Lumber did not own that land and there was a strip of road there. He said the plan shows access for cars, not people, and its smack in back of people's bedrooms, property values would plummet, if that goes through, and where would snow go.

Discussion followed. P. Amato stated the intent of the access is to be as minimal as possible and they granted the town an easement so that the pathway has to be 6'-8' wide. He suggested building the walking path first and see what the repercussions are before it is used for cars.

Steve Gryzwacks, of Milford Lumber, asked how many days the gravel road would be used. Nancy Amato, a member of the Boys and Girls Club Board, stated that the driveway on the east side will be widened, and the road is just an option that will be used maybe 10 times a year. P. Amato further explained that the Boys and Girls Club has an agreement with Milford Lumber to use their parking lot during non-working hours, as well as with the Town to use Keyes Field parking for overflow parking. He then asked the Board for a waiver on the parking requirements.

A motion to allow a waiver of parking requirements was made by D. D'Amato, seconded by J. Dannis and all in favor. S. Sareault asked how wide the walkway would need to be, and B. Parker answered that it has to be six feet to meet federal requirements. The easement on the river is fourteen feet wide, seven feet either side of the center of the existing walking path. The Board added a condition on approval to have the final review by staff and asked L. Daley when the review would be done. L. Daley replied in about a week.

T. Sloan made a motion to grant the approval of the site plan with the condition that staff would work out final review items with the applicant.

D. D'Amato seconded and all in favor, except P. Amato who did not sit on this application.

10. **Pismai Parkkaew – 381 Nashua Street – Map 30, Lot 40.** Public hearing for a Minor Site Plan to convert a two-unit dwelling into a four-unit dwelling.

J. Dannis made a motion that the application did not represent potential regional impact. D. D'Amato seconded the motion, and all in favor. L. Daley read the abutters list. D.D'Amato made a motion to accept the application,, J. Dannis seconded, and all in favor.

Rick Couture, representing Pismai Parkkaew, presented the minor site plan to the Board. He noted the location as the house on Nashua Street located at the intersection with Powers Street. It is currently a two-family dwelling being converted into a four unit dwelling. The staircase will be added in the rear of the house. There are eight parking spaces which is a requirement for four units. The entranceway is 100 feet from the intersection. There are signs which will be posted on the east side porch saying no entry / no exit. There is landscaping already in existence, including balsam firs in back, lilac bushes, and maple trees. The appearance of the house essentially will remain the same. S. Sareault asked Mr. Couture if he was aware of the comments made by the staff dated May 18, 2004 regarding a note being added to the plan regarding the variance from the ZBA. S. Sareault noted that there will be installation of signs, as agreed to, and then asked about how snow removal would be handled. R. Couture said he pushes the snow over the grassy area in the back. It is all green area.

D. D'Amato asked if the upstairs a separate apartment? P. Parkkaew said yes, it would be one unit with kitchen and one bedroom. T. Sloan asked about access in the front. R. Couture says that every entry has two entrances. N. O'Connell asked how many rooms per unit. P. Parkkaew answered each unit has a kitchen, living room, bathroom and one bedroom. P. Amato asked if only drive-in access if off of Powers Street? R. Couture answered yes.

S.Sareault asked if any questions from the audience. No questions from the audience. T. Sloan motioned to approve with conditions from staff, P. Amato seconded and all in favor.

11. **Echo Farms of Milford & Steven Demarais/Thomas Vlach – Foster and Echo Roads – Map 56, Lots 64 and 71.** Public hearing for a lot line adjustment.

A motion was made by T. Sloan that the application presented no potential regional impact. P. Amato seconded the motion, and all in favor. Jim Dannis made a motion to accept the application, D. D'Amato seconded, all in favor. L. Daley read the abutters

Kent Chappell, owner of Echo Farms property, presented for Steve Desmarais, stating they are looking for a lot line adjustment to attach a piece of land owned by Steve Desmarais. K. Chappell explained that the Ronzio's have purchased a piece of land and they have a purchase and sales with them to buy the rest of the land excluding a section of nine acres, with the intent to possibly make two lots in the future. S. Sareault asked the Board if they had any questions. They did not, S. Sareault then opened up the meeting to questions and comments from the audience. Michael Sauta, Foster Road, asked for clarification on the location of the lot line adjustment.

J. Dannis made a motion to approve, subject to staff conditions. D. D'Amato seconded and all in favor.

12. Other Business. No other business. End of meeting at 9:35pm.

MINUTES APPROVED BY THE PLANNING BOARD, JUNE 22, 2004,
UPON A MOTION BY PAUL AMATO, SECONDED BY NOREEN
O'CONNELL, UNANIMOUSLY APPROVED, SUBJECT TO
REVISIONS PROVIDED BY JIM DANNIS.